

# NOTICE OF APPLICATION

A Master Application has been filed and accepted with the Department of Community & Economic Development (CED) – Planning Division of the City of Renton. The following briefly describes the application and the necessary Public Approvals.

DATE OF NOTICE OF APPLICATION:

September 28, 2016

PROJECT NAME/NUMBER:

Dylan Short Plat / LUA16-000754, SHPL-A

PROJECT DESCRIPTION:

The applicant is requesting approval of a 2-lot short plat. The site is 22,912 square feet (0.53 acres) and is located at 1909 Jones Ave NE (APN 3344500120) and would be for the future development of one new single family home. The property is in the Residential-4 (R-4) zoning district. The proposed residential lots are approximately 9,993 SF and 10,732 SF in area with an average lot size of 10,363 SF. The residential density is 4.2 dwelling units per net acre. Access is proposed from a shared driveway tract from Jones Ave NE along the north property line. A second driveway approach is proposed to be retained to the existing single family home. The native soils consist primarily of silty sand with gravel consistent with glacial till (QvT). The existing single family home located on the property would be retained. A building construction permit would be required to remove a small portion of the north end of the home to accommodate the ingress/egress tract to the rear lot. The applicant has proposed to retain the lone significant trees onsite. The applicant has submitted a Geotechnical Engineering Study and a Preliminary Technical Information Report with the application.

PROJECT LOCATION:

1909 Jones Ave NE

PERMITS/REVIEW REQUESTED:

Administrative Short Plat

APPLICANT/PROJECT CONTACT PERSON:

Jae Kim, Encompass Engineering & Surveying/ 165 NE Juniper St., Ste. 201/ Issaquah, WA 98027/ 425-392-0254

Comments on the above application must be submitted in writing to Clark H. Close, Senior Planner, Department of Community & Economic Development, 1055 South Grady Way, Renton, WA 98057, by 5:00 p.m. on October 12, 2016. If you have questions about this proposal, or wish to be made a party of record and receive additional notification by mail, contact the Project Manager at (425) 430-7289. Anyone who submits written comments will automatically become a party of record and will be notified of any decision on this project.

PLEASE INCLUDE THE PROJECT NUMBER WHEN CALLING FOR PROPER FILE IDENTIFICATION

DATE OF APPLICATION:

SEPTEMBER 26, 2016

NOTICE OF COMPLETE APPLICATION:

SEPTEMBER 28, 2016



If you would like to be made a party of record to receive further information on this proposed project, complete this form and return to: City of Renton, CED, Planning Division, 1055 South Grady Way, Renton, WA 98057.

File Name / No.: Dylan Short Plat / LUA16-000754, SHPL-A

NAME: \_\_\_\_\_

MAILING ADDRESS: \_\_\_\_\_ CITY/STATE/ZIP: \_\_\_\_\_

TELEPHONE NO.: \_\_\_\_\_